

Governor's Advisory Council on Planning Coordination

Draft Agenda

April 11, 2005

1pm-3pm

Paradee Center, Dover, DE

- I. Update from State Planning Office on Livability Criteria
- II. Governor's Livable Delaware Legislative Agenda (see attached)

Livable Delaware

Developing sound annexation policy. In 2001, Gov. Minner passed legislation to enhance annexation standards throughout the state that have halted uncontrolled growth in areas that are not appropriate. This year, the Governor will propose additional changes to annexation policy, requiring that municipalities have their comprehensive plans certified by the State Planning Office in order to annex property and making it easier for the City of Wilmington to annex.

Transfer of development rights. Transfer of Development Rights programs protect an area's rural character and landowners' equity by the private purchase of development rights and the transfer of those rights into municipalities and other areas that are most prepared for growth. Although there have been scattered attempts to use TDR at the local level, a statewide TDR program featuring a bank and incentives would facilitate land preservation in all three counties – at virtually no cost to taxpayers.

A fire code that promotes redevelopment and livable communities. Gov. Minner will work with legislators, the State Fire Prevention Commission, architects and builders to ensure that the state's fire code protects lives while encouraging redevelopment and new neighborhoods with a "traditional" design.

Protecting forestland. This legislation will protect vital state forestland by allowing the Agricultural Lands Preservation Foundation to protect forested areas as well as farmland.

Limiting the development of community septic systems. Large residential developments can sprawl into rural areas, threatening fragile habitats and generating traffic, when community septic systems are installed that allow increased density. In many cases, these developments are built next to farms and open space the state spent millions to preserve. Gov. Minner will support legislation that restricts the ability to install these large community septic systems in rural areas that have been targeted for preservation and natural resource protection.

Environmental covenants. Gov. Minner proposes improving and expanding existing law that permits the Department of Natural Resources and Environmental Control to use easements and other land use rights to preserve open space and other resources. Existing law can better be tailored to address remediated properties and properties with environmental histories so as to further encourage the re-development of brownfields and similar properties.